GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Registration & Stamps Department- Pradhan Manthri Awas Yojana [PMAY] (U) Scheme – Stamp Duty and Registration fee on the Loan Agreements and Mortgage Deeds executed in favour of Banks by PMAY(U) beneficiaries and also on Tripartite Agreements - Exempted –Request for exemption of Stamp Duty and Registration fee on the Sale Deed of flat along with undivided share of the land executed by PMAY(U) beneficiaries – Amendment – Orders – Issued.

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REVENUE (REGISTRATION.II) DEPARTMENT

G.O.MS.No. 369 Dated: 03-07-2018

Read the following:

1) G.O.Ms.No.545, Rev(Regn.II)Dept, dt:05.05.2011.
2) From the MD, APTIDCO letter No.122/SLTC/DGMHF/2017, dated 01.12.2017 addressed to to MA&UD Dept.
3) U.O.Note.No.908179/UH/2017, MA&UD Dept, dt:08.12.2017.
4) From the Director & Inspector General of Registration and Stamps, A.P, Vijayawada Letter No.S2/10760/2017, dated 11.12.2017.
5.G.O.Ms.No.172, Revenue (Regn.II) Department, dt.19.04.2018.
6.U.O.NO.908179/UH/2017, MA&UD(UH) Department, dated:06.06.2018.

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ORDERS:

In the reference 1st read above, the Government have issued orders exempting Stamp Duty and Registration fee payable by economically weaker section beneficiaries of housing programme covered under JNNURM and Rajiv Awas Yojana schemes in the State on the Sale Deed of flat along with undivided share of the land and on the loan agreement and Mortgage deed with the banks.

2. Subsequent to change in nomenclature of the JNNURM Scheme as PMAY(U), the MA&UD Department requested for issue of necessary orders exempting Stamp Duty and registration fee payable by the beneficiaries of housing programme under the PMAY(U) on the loan agreements and Mortgage deeds to be executed in favour of banks by them for securing loans for construction and also on the Tripartite agreements under the Scheme. Accordingly, orders were issued vide G.O.4th read above.

3. In the reference 6th read above, the MA&UD Department have requested to exempt the Registration fee and Stamp duty leviable on the Sale Deed of flat along with undivided share of the land to be executed by the Commissioner of the ULB for transfer of title in favour of beneficiaries under PMAY(U) Scheme to enable them to deposit the same with bank to create equitable mortgage along with the loan agreement and mortgage deeds to be executed by the beneficiaries with the Banks and issue a comprehensive GO by way of amendment to G.O.Ms.No.172, Revenue (Regn.II) Department, dt.19.4.2018 as the loan agreement, mortgage deeds and Tripartite agreement were already exempted from stamp duty.

4. Government, after careful examination of the matter, have decided to exempt the Stamp Duty and Registration fee on the Sale Deed of flat along with undivided share of the land to be executed in favour of the beneficiaries of housing programme under PMAY(U) scheme under Sec.9(1)(a) of Indian Stamp Act 1899 and Sec.78 of Registration Act, 1908.

(P.T.O)

5. Accordingly, the following notification will be published in an extra ordinary issue of the A.P., Gazette, dated:03.07.2018:-

The following amendments are ordered to the G.O.5th read above:-

Amendment I

For the Notification I in G.O 5th read above the following shall be substituted

Notification I

In exercise of the powers conferred by clause (a) of sub-section (1) of section 9 of the Indian Stamp Act, 1899 (Act II of 1899), the Governor of Andhra Pradesh hereby remits the Stamp Duty in full, chargeable under the said Act and payable by economically weaker section beneficiaries of housing programme covered under Pradhan Mantri Awas Yojana (Urban) Scheme at various places in the State of Andhra Pradesh towards the Sale Deed of flat along with undivided share of the land and on the loan agreement, mortgage deed and Tripartite agreement with the banks.

Amendment II

For amendment under notification II in the G.O. 5th read above, the following shall be substituted

" In the said "Table of fees" after category 5(v), the following shall be added name 5 (w)

(w) No Registration fee shall be leviable on the economically weaker section beneficiaries of housing programme under Pradhan Mantri Awas Yojana (Urban) scheme in the state on the Sale Deed of flat along with undivided share of the land and on the loan agreement, Mortgage deeds and Tripartite agreement.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.D.SAMBASIVA RAO
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase (Printing Wing), A.P., (He is requested to publish the notification and furnish (25) copies to the Director & Inspector General of Registration and Stamps, Andhra Pradesh, Edupugallu, Vijayawada and (25) copies to the Government).
The Director & Inspector General of Registration and Stamps, Andhra Pradesh, Vijayawada.
The MA&UD(UH) Department
Copy to:
The Managing Director, APTIDCO
The P.S. to Spl.C.S to CM,
The OSD to Deputy CM, Revenue,
The PS to Spl CS to Govt., Revenue
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER